

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 4, 2008

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

SUBJECT:

Report and possible action regarding Redevelopment Agency projects currently under contract or negotiation, other projects proposed or under construction within or near the Redevelopment area, and to provide an overview of programs and initiatives - Wards 1, 3 and 5 (Tarkanian, Reese and Barlow)

Fiscal Impact

☒

No Impact

☐

Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency (RDA) Board on RDA projects currently under contract or in negotiation with owners, developers and consultants; to present development projects proposed or under construction within or near the Redevelopment area; to provide an overview of programs and initiatives; and to receive input from the RDA Board on the status of projects, programs and initiatives as warranted.

RECOMMENDATION:

Accept report and direct staff as appropriate.

BACKUP DOCUMENTATION:

Submitted after meeting - Hardcopy of PowerPoint presentation by staff

Motion made by GARY REESE to Approve to Accept the Report

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON; (Against-None); (Abstain-None); (Did Not Vote-STEVEN
D. ROSS); (Excused-None)

Minutes:

SCOTT ADAMS, Operations Officer of the Redevelopment Agency, detailed a PowerPoint presentation to update the Agency members on the commercial and residential projects under contract or negotiation within the Las Vegas Redevelopment area.

Beginning with the Union Park District, MR. ADAMS pointed out the location of completed Phases One and Two of the World Market Center. Phase Three, he noted, is currently under

REDEVELOPMENT AGENCY MEETING OF: JUNE 4, 2008

construction but close to completion. Total of the three phases equate to five million square feet of space including an enormous parking garage. MR. ADAMS stated that the developer plans to commence construction of a fourth phase in the latter part of 2008 with a completion date in 2010. MR. ADAMS theorized that the World Market Center has been a driving force for investment in the downtown area.

MR. ADAMS referred to the Master Plan for Union Park which visually detailed each development proposed for that district. Beginning with the Smith Center for the Performing Arts, MR. ADAMS revealed that at complete build out, the total value of the entire block will be \$500 million.

Moving on to other developments, MR. ADAMS showed an illustration of the under-construction phase and the anticipated final look of the Lou Ruvo Brain Institute. He presented illustrations of the World Jewelry Center, the Newland Communities Properties and the Charlie Palmer Boutique Hotel featuring residential units and restaurants.

With regard to Parcel B, MR. ADAMS remarked that the City has received numerous development proposals that are currently being reviewed and evaluated. Regarding Parcel F, this development will encompass townhouses, mid-rise condos, high-rise condos and ground retail. MR. ADAMS provided a brief update on the following projects: LiveWork Las Vegas, Las Vegas Premium Outlets, Molasky Corporate Center and the Grand Central Hotel. In total, there are 84 completed projects and another 76 under construction equating to \$15 billion pending, despite the elimination of REI Neon.

He summarized the status of Newport and Soho Lofts, Allure, Streamline Towers, Juhl, the Avenue, and Urban Lofts Phases 1 and 2. Also located in the downtown area, Campaigne Place, City Center Apartments and L'Octaine were the first to establish a base of residential developments and are considered older successful projects.

On the entertainment scene, MR. ADAMS stated that there are several buildings undergoing demolition or reconstruction in preparation for new clubs. He mentioned that the Fremont East public improvements are completed. Among the numerous downtown entertainment establishments are The Beauty Bar, The Hive, the Downtown Cocktail Room, Venue of Vegas, The Block and The Griffin. These are among the many other entertainment spots in downtown Las Vegas.

MEMBER WOLFSON asked about the large building located on Las Vegas Boulevard. MR. ADAMS explained that the building is the communications center for Embarq's operations in the Valley and although staff had approached Embarq about the possibility of relocating, the expense would be too exorbitant.

Located within East and West Las Vegas are projects such as the Alpha Omega that are presently struggling with financing issues with their housing project. Another project at Edmond Town Center is soon to materialize and along Martin Luther King and Bonanza, the Bank of America

REDEVELOPMENT AGENCY MEETING OF: JUNE 4, 2008

has broken ground and is well into the construction phase of their new bank. MR. ADAMS noted that there are a few new projects such as the Ahern Towers and the redevelopment of the Moulin Rouge property.

Viewing the site plan, approximately fourteen establishments comprise the Enterprise Park, including restaurants, health care facilities, law enforcement and corporations. Noting the downtown establishments, MR. ADAMS declared the Golden Nugget to be one of major flagships. He mentioned the El Cortez, with its tremendous renovations, the Fifth Street School, and the CIM/Lady Luck, soon to present its redevelopment proposals to the City Council.

MR. ADAMS presented for the first time, an illustration depicting the Regional Transportation's proposed inter-mobile facility.

In summarizing his report, MR. ADAMS stated that the City's Retail Downtown Las Vegas program is well underway and working collectively with all the developers who have ground floor retail space available for rent. One of the goals is to attract grocery stores as part of that campaign.

MEMBER BARLOW questioned how the \$15 billion would equate to employment for residents that live within the City of Las Vegas and whether there was an estimate of the total number of residents who currently reside in the City. MR. ADAMS acknowledged that his office maintains a status of report on every project that reflects the projected employment for each. He stated he would include that information on the next status report to the Council. With approximately 30,000 current employees working in the downtown area, MR. ADAMS commented that with the build-out of all projects, the employment statistics would most likely be doubled.

MEMBER BARLOW agreed that having the statistics available would enable everyone to see just how the numerous developments will contribute to the success of downtown Las Vegas as well as demonstrate to the residents how all of these projects will have a positive effect on all of the communities.

CHAIRMAN GOODMAN remarked that in addition to receiving weekly briefings from Agency staff, he also meets with the Newland representatives, without fail, to discuss the development of Union Park. He extended an invitation to whomever wished to attend those discussions and stated that he welcomed everyone to participate and feel the energy going into all of the projects. CHAIRMAN GOODMAN added that a tremendous amount of forethought has gone into all of the details of these developments.

MEMBER WOLFSON agreed with the remarks posed by MEMBER BARLOW. Despite the number of people who currently work in the downtown area, he was unsure as to whether the LiveWork concept would be doable for those people mainly because most of the residential units will be fairly expensive. He suggested that other housing opportunities be considered for those individuals who choose to work downtown. MR. ADAMS agreed to revisit that concern to see what options could be offered for attainable housing.

REDEVELOPMENT AGENCY MEETING OF: JUNE 4, 2008

MEMBER REESE asked for additional information on the LiveWork projects located along Charleston Boulevard and at the Five Blocks location. MR. ADAMS replied that the developers are planning their projects using innovative building techniques, for example, modular structures, to lower the construction costs. Using this concept will establish lower rents for attainable housing.

MEMBER TARKANIAN asked MR. ADAMS to explain the hundred dollars per square foot construction costs. MR. ADAMS replied that within the suburban areas, new construction has dropped in value and is currently at a hundred dollars per square foot. He noted that three years ago, the base price was set at two hundred dollars per square foot.

MEMBER TARKANIAN noted that there are many vacancies in the workforce housing and that includes apartments, townhouses, condos and rental homes. MR. ADAMS stated that because of the economy there is an excess of rental properties so the trend is moving in favor of the renter.

CHAIRMAN GOODMAN stated that he sees this as a tremendous opportunity for people to buy homes because prices are at a level that has not been seen in several years.

